

Property at 00033 DEER RUN

Prop ID 2080033

Printed 06-Feb-2024 10:31 AM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: CHINLOY ELIZABETH  
Second name:  
Address: 33 DEER RUN  
City/state: AVON CT Zip: 06001

## Location Information

Map: 017 Clerk map:  
Lot: 2080033 Neigh.: Zone: R30 Vol: 701 Page: 485

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .92  | 122,500 |
| Resident Dwelling | 1.00 | 388,820 |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 31-Aug-2016  
Sale price: 590,000  
Sale valid:

## Values

| Resident Excess |     |  |
|-----------------|-----|--|
| .06             | 320 |  |

## Summary

| Total assessments | 511,640 |
|-------------------|---------|
| Total exemptions  |         |
| Net assessment    | 511,640 |

## Utilities

| Water | Connecticut  |
|-------|--------------|
| Sewer | Public sewer |
| Gas   | None         |

## Sales ratios

Cost/sale : 1.2388  
Mkt/sale :  
Assmt/sale: .8672

## Land Information

| Type         | Use    | Acres/SqFt | Rate    | Total   | Infl | Fact | Value   | 70% Value |
|--------------|--------|------------|---------|---------|------|------|---------|-----------|
| PRIM         | 11     | .920       | 175,000 | 175,000 |      |      | 175,000 | 122,500   |
| Primary Site | 40,075 |            |         |         |      |      |         |           |
| RES          | 12     | .060       | 7,500   | 450     |      |      | 450     | 315       |
| Residual     | 2,614  |            |         |         |      |      |         |           |

.980 acres Total land value 175,450 122,815

## Residential Dwelling Information

| Subject        | Code | Description      | Condominium             |       |
|----------------|------|------------------|-------------------------|-------|
| Style          | 04   | Colonial         |                         |       |
| Exterior Walls | 01   | Clapboards       |                         |       |
| Roof Material  | 01   | Asphalt Shingles | Story Height 2.0        |       |
| Roof Type      | 01   | Gable            |                         |       |
| Foundation     | 01   | Poured Concrete  | Total Rooms             | 8     |
| Interior Walls | 02   | Drywall          | Garage cars             | 3     |
| Floors         | 07   | Hardwood/Carpet  | Bedrooms                | 4     |
| Heating System | 02   | Forced Hot Air   | Unfinished area         |       |
| Fuel           | 02   | Natural Gas      | Family Rooms            | 1     |
| Attic          | 99   | None             | Dormer linear f         |       |
| Grade          | 47   | A-               | Full Baths              | 2     |
| Garage         | 23   | Attached 3 car   | Masonry trim sf         |       |
| Area Over Gar. | 03   | Partial          | Half Baths              | 2     |
| Basement       | 01   | Full             | Finish bsmt sz          |       |
| Bsmt Fin Qual  | 03   | Rec Room W/ Air  | Addn'l fixtures         | 2     |
| Air Condition  | 01   | Central Air      | Rec Room Size           | 800   |
| Interior Cond  | 05   | Good             | Whirlpools              | 1     |
| Exterior Cond  | 05   | Good             | Living area             | 4,210 |
|                |      |                  | # Living Units          |       |
|                |      |                  | M/F stacks              |       |
|                |      |                  | W/B stacks              | 1     |
|                |      |                  | W/B openings            | 1     |
|                |      |                  | Saunas                  |       |
|                |      |                  | Actual Year Built: 1988 |       |

## Building Valuation Summary

| Dwelling       | Frame   | 2 story w/bsmt     | Area<br>1,700 | 401,000 |
|----------------|---------|--------------------|---------------|---------|
| Basement       | Full    |                    |               |         |
| Heating        | Yes     | A/C Yes            |               | 11,460  |
| Plumbing       | 2 F/B   | 2 H/B 2 Add'l fix. | 1 Wh/p        | 15,500  |
| Attic          | None    | Attic size:        |               |         |
| Additions      |         |                    |               | 134,590 |
| Other Features | WB Stks | RR                 |               | 26,799  |

|              |    |                           |         |
|--------------|----|---------------------------|---------|
| Sub-Total    |    |                           | 589,349 |
| Grade        | A- | Factor 1.4500             | 854,556 |
| CDU          |    | C&D Factor 1.00           | 854,556 |
| Depreciation |    | 35 %                      | 555,461 |
|              |    | Computed cost value @ 70% | 388,823 |

## Building additions

| Category                 | Type                     | Area | Value  |
|--------------------------|--------------------------|------|--------|
| L Living Area            | FRFF Frame first floor   | 216  | 24,728 |
| L Living Area            | BSMT Basement addition   | 216  | 3,980  |
| L Living Area            | AIR Air conditioning     | 216  | 657    |
| P Porches, Patios, Decks | DECK Wood deck           | 448  | 11,868 |
| L Living Area            | OVER Frame Overhang      | 64   | 5,861  |
| L Living Area            | FRUH Frame upper half    | 884  | 45,204 |
| G Garages                | FRL Attached frame GT 65 | 884  | 39,605 |
| L Living Area            | AIR Air conditioning     | 884  | 2,687  |

Total additions 134,590

